

104.0

0002

0012.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

897,600 / 897,600

APPRAISED: 897,600 / 897,600

USE VALUE: 897,600 / 897,600

ASSESSED: 897,600 / 897,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBBINS AARON J & ALLISON M	
Owner 2:	
Owner 3:	

Street 1: 44 FOX MEADOW LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ANTONELLI TRACY ANN & -

Owner 2: MOOTY PATRICK MICHAEL -

Street 1: 44 FOX MEADOW LN

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,254 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8254		Sq. Ft.	Site		0	70.	0.81	4									467,332						467,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										66760
										GIS Ref
										GIS Ref
										Insp Date
										09/14/18

PREVIOUS ASSESSMENT										Parcel ID	104.0-0002-0012.B	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	430,300	0	8,254.	467,300	897,600	897,600	Year End Roll			12/18/2019
2019	101	FV	345,100	0	8,254.	467,300	812,400	812,400	Year End Roll			1/3/2019
2018	101	FV	345,100	4200	8,254.	400,600	749,900	749,900	Year End Roll			12/20/2017
2017	101	FV	345,100	4200	8,254.	373,900	723,200	723,200	Year End Roll			1/3/2017
2016	101	FV	345,100	4200	8,254.	320,500	669,800	669,800	Year End			1/4/2016
2015	101	FV	320,100	4300	8,254.	287,100	611,500	611,500	Year End Roll			12/11/2014
2014	101	FV	320,100	4300	8,254.	265,700	590,100	590,100	Year End Roll			12/16/2013
2013	101	FV	320,100	4300	8,254.	253,400	577,800	577,800				12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANTONELLI TRACY	1562-59	1	9/2/2020		899,000	No	No		
RAY'S DESIGN & C	1408-121		12/6/2011		600,000	No	No		
PELLEGRINO ETHE	1402-3		7/1/2011	Sub Sale	400,000	No	No		
PELLEGRINO ETHE	1349-69		1/25/2008	Family		99	No	No	
PELLEGRINO ETHE	1328-2		10/16/2006	Family		1	No	No	
PELLEGRINO ETHE	1327-123		10/10/2006	Family		1	No	No	
PELLEGRINO ETHE	1299-69		4/27/2005	Family		1	No	No	
PELLEGRINO ETHE	1299-68		4/27/2005	Family		99	No	No	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
12/5/2011	1575	Alterati	2,500					REMOVE WALL/ CREAT		11/19/2020	SQ Mailed	MM	Mary M						
12/5/2011	918	Manual	10,000					HVAC & DUCTWORK		9/14/2018	MEAS&NOTICE	BS	Barbara S						
7/25/2011	742	Dormers	92,000	C				REAR SHED DRMR/RED		6/27/2012	External Ins	BR	B Rossignol						
7/11/2011	685	Inter-De	2,000							4/3/2012	Info Fm Prmt	BR	B Rossignol						
										3/16/2012	MLS	EMK	Ellen K						
										2/26/2009	Meas/Inspect	163	PATRIOT						
										11/19/1999	Inspected	264	PATRIOT						
										11/10/1999	Mailer Sent								
										10/26/1999	Measured	264	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA _____



Patriot
Properties Inc.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	5 - Cape			Full Bath:	1	Rating:	Very Good																
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	1	Rating:	Very Good																
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Very Good																
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Very Good																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C+ - Average (+)			CONDOS INFORMATION																			
Year Blt:	1955	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G13	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	7	4											
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:		%		Total:	4.6	%		Plumbing:															
Bsmnt Flr:	14 - Asphalt Tile							Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	1 - Oil																						
Heat Type:	3 - Forced H/W																						
# Heat Sys:	2																						
% Heated:	100	% AC: 100																					
Solar HW:	NO	Central Vac: NO																					
% Com Wall:		% Sprinkled:																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 104-0-0002-0012.B												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y		18X12	A	FR	2006	0.00	T	13	101											
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							